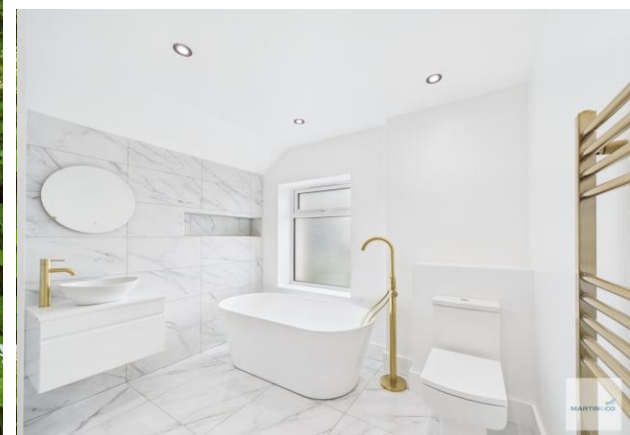


TO LET



Brickyard, Hucknall
£1,750pcm


MARTIN&CO



Brickyard, Hucknall

Semi-Detached House,
4 bedroom, 3 bathroom

£1,750pcm

Date available: Available Now

Deposit: £2,019

Unfurnished

Council Tax band: A

- Four Bedroom Semi-Detached House
- Extended & Renovated Throughout
- Open Plan Living With Bi-Folding Doors To Garden
- Two En-Suite Bedrooms
- Driveway, Garage & EV Charging Point
- South-East Facing Garden
- High Quality Finish Throughout



Martin & Co. are pleased to offer to the market this extended, four bedroom semi-detached house which has been thoughtfully and extensively renovated throughout to provide a high quality finish throughout.

The accommodation comprises of an entrance hall with stairs rising to the first floor and leading to a large, L-Shaped open plan living/dining/kitchen with distinct spaces including a living area with a media wall, dining area, fitted kitchen complete with integrated appliances including an electric oven, inset hob and extractor over, fridge, freezer, washing machine and slimline dishwasher and a further reception area with bi-folding doors opening out into the sunny rear garden. Also to the ground floor is a large understairs cupboard and a cloakroom.

To the first floor stands four well proportioned bedrooms, two benefitting from en-suite shower rooms alongside a luxurious four piece bathroom. Comprising of free standing bath, large walk in shower enclosure, vanity wash hand basin and low flush w.c.

Externally, the property has a well proportioned south-east facing rear garden which is mainly laid to lawn with a landscaped patio area and shed and outbuildings. To the front a gravelled driveway provides off road parking and leads to a large integral garage also housing a useful utility area.

The property stands in a peaceful cul-de-sac setting yet within easy reach of the NET Tram Network, bus stop and an array of local amenities.

Early viewing is strongly recommended to appreciate the accommodation available.

In order to meet the referencing criteria applicants

must be in receipt of a salary of £52,500 from a permanent source of employment.

To reserve the property a holding fee of £403.00 payable





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Floor 0



Floor 1



Approximate total area⁽¹⁾
1493 ft²
Reduced headroom
6 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Martin & Co. Hucknall

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.